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## 2711 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Saskatchewan

**Listing ID:**  
30244

**MLS ID:**  
A2213265

**\$775,000**



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 2711 50 Avenue , Lloydminster , Saskatchewan S9V 2A8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 323	<b>Zoning</b> C2
<b>Subdivision</b> Aurora	<b>Building Type</b> Office Building,Warehouse	<b>Year Built</b> 2006
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 101905589	<b>Building Area (Sq. Ft.)</b> 7400.00	<b>Building Area (Sq. M.)</b> 687.48
<b>Lot Size (Sq. Ft.)</b> 23522	<b>Lot Size (Acres)</b> 0.54	<b>Construction Type</b> Metal Siding ,Wood Frame
<b>Roof</b> Metal	<b>Foundation</b> Slab	<b>Cooling</b> Central Air
<b>Heating</b> Floor Furnace,Natural Gas,Radiant	<b>Lot Features</b> Paved	<b>Commercial Amenities</b> Boardroom,Dock Loading,Floor Drain(s)/Grease Trap(s),Freezer(s),Storefront
<b>Access to Property</b> See Remarks	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10'x8' dock door and 2 – 12'x12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'9"x12'6") radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6"), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 – Highway Corridor Commercial.

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